23 Lucas Way NW Calgary, Alberta

MLS # A2201583

\$519,900

		Division:	Livingston		
		Туре:	Residential/Five Plus		
		Style:	2 Storey	2 Storey	
		Size:	1,281 sq.ft.	Age:	2025 (0 yrs old)
		Beds:	3	Baths:	2 full / 1 half
		Garage:	Double Garage Attached, Rear Drive		
		Lot Size:	-		
		Lot Feat:	Back Lane, Landsca	aped	
Heating:	Forced Air, Natural Gas		Water:	-	
loors:	Carpet, Ceramic Tile, Vinyl Plank		Sewer:	-	
Roof:	Asphalt Shingle		Condo Fee:	\$ 260	
Basement:	Partial, Unfinished		LLD:	-	
Exterior:	Concrete, Wood Frame		Zoning:	MC-2	
Foundation:	Poured Concrete		Utilities:	-	
Features:	Breakfast Bar				
Inclusions:	N/A				

Only two townhomes remain in award-winning Logel Homes' Livingston Views development. This 1,481 sq. ft. residence (builder size) features upgraded cabinetry, quartz countertops, and premium Samsung stainless steel appliances. With 3 bedrooms and 2.5 bathrooms, the spacious primary suite includes a walk-in shower and dual sinks in the ensuite. Both second-floor bathrooms are finished with upgraded ceramic tile. The main floor is enhanced with pot lighting throughout, complementing the modern design. Additional features include a double underdrive garage for added convenience. Enjoy year-round comfort with central air conditioning and the assurance of a 5-year Alberta New Home Warranty. Ideally situated near shopping, parks, and an on-site lake, this home offers the perfect blend of luxury and practicality. Livingston Views is a short walk from "The Hub", Livingston's 35,000 square-foot Homeowners Association facility, and surrounded by 250 acres of open space, parks, and prairies. All set along the picturesque Livingston West Ponds.